

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 12, 2021

VIA TELECONFERENCE

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on January 12, 2021 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on January 12, 2021 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

Order of Business.

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
 - i. Staff Presentation
 - ii. Applicant Presentation
 - iii. Questions from Members
- e. Recess for 30 minutes
- f. Consideration of dockets
 - . Public Comment
 - i. Rebuttal by Applicant
 - ii. Questions from Members
 - iii. Voting
- g. Adjournment

Minutes

1. Adoption of the minutes of the October 27, November 10, and December 8, 2020 meetings.

Old Business

2. **Property Disposition 003/20** - Consideration of the disposition of immovable property consisting of any right and/or ownership the City may have or claim to have in the S. Front Street right-of-way between Constantinople and Marengo Streets, adjacent to Square 89 in the 6th Municipal District. (PD 2)
3. **Property Disposition 004/20** - Consideration of the disposition of immovable property consisting of Parcels 3-6, 3-7, 3-10, lot F, and ptn. Lot 10A, Parcel 4-2, Parcel 4-3, Parcels 4-4 and 4-5, Square 2-B or “Gentilly” or “Tier 12 South, Range 12 East, Section 42” bounded by Laine Avenue, Flake Avenue, Crowder Road, Gawain Drive, and Chef Menteur Highway (US 90) in the Third Municipal District. The property addresses are 8323, 8339, 8401, 8501, 8531, 8541 Chef Menteur Highway. (PD 9)

New Business

4. **Zoning Docket 001/21** - Request by Grace 9999, LLC for a conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District, CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 217, Lot D, in the Sixth Municipal District, bounded by Magazine Street, Louisiana Avenue, Toledano Street, and Camp Street. The municipal address is 3329 Magazine Street. (PD 2)
5. **Zoning Docket 002/21** - Request by Wang Sheng, LLC for a conditional use to permit the retail sale of packaged alcoholic beverages in a C-2 General Commercial District, an HUC Historic Urban Corridor Use Restriction Overlay District, and the EC Enhancement Corridor Design Overlay District, on Square 5, Lots 30, 7, 8, E, K, and 12, in the Sixth Municipal District, bounded by South Claiborne Avenue, Delachaise Street, General Taylor Street, and South Derbigny Street. The municipal addresses are 3701 South Claiborne Avenue and 3000 Delachaise Street.
6. **Zoning Docket 003/21** - Request by City Council Motion No. M-20-400 for a text amendment to the Comprehensive Zoning Ordinance to establish the Algiers Riverfront Overlay District, to ensure that certain uses and designs are compatible with and preserve the character and integrity of Algiers, applying to all lots, except for those zoned Neighborhood Open Space (OS-N), within the following boundaries: the Mississippi River at the Crescent City Connection to Brooklyn Avenue, continuing along Brooklyn Avenue, including Brooklyn Avenue becoming Powder Street, continuing along Powder Street to Pelican Avenue, continuing along Pelican Avenue to Bouny Street, continuing along Bouny Street to Delaronde Street, continuing along Delaronde Street to Seguin Street, continuing along Seguin Street to Morgan Street, continuing along Morgan Street until it becomes Patterson Road, continuing along Patterson Road to Hendee Street, and from Hendee Street north to the

Mississippi River. (**Application to be withdrawn and re-noticed for the January 26, 2021 meeting**)

7. **Zoning Docket 004/21** - Request by City Council Motion No. M-20-401 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 5 “Planned Development Standards” and/or the creation of a zoning overlay district known as the “Brown’s Dairy Affordable Housing Homeownership District” bounded by Erato Street, Baronne Street, Carondelet Street, and Martin Luther King, Jr. Boulevard, for the purpose of providing additional flexibility in the redevelopment of certain sites, which will allow for the creation of affordable housing homeownership opportunities.
8. **Zoning Docket 005/21** - Request by Renewal Homes II, LLC for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 279, Lot A, in the Fourth Municipal District, bounded by Dryades Street, Toledano Street, Danneel Street, and Harmony Street. The municipal addresses are 3221-3225 Dryades Street.
9. **Zoning Docket 006/21** - Request by Bryant G. Rice for a conditional use to permit a three unit multi-family residence in an HMR-3 Historic Marigny/Tremé/Bywater Residential District and an RDO-1 Residential Diversity Overlay District, on Square 279, Lot 20 and 21 or Part of Lot 221 or an undesignated lot, in the Third Municipal District, bounded by Burgundy Street, Saint Roch Avenue, Spain Street, and Dauphine Street. The municipal addresses are 2458-2460 Burgundy Street.
10. **Zoning Docket 007/21** - Request by St. Henry’s Inc. for a conditional use to permit a primary educational facility in an HU-RD2 Historic Urban Two-Family Residential District, on Square 204, Lots 22, 23, 24, and 25, in the Sixth Municipal District, bounded by Constance Street, Milan Street, General Pershing Street, and Magazine Street. The municipal address is 4219 Constance Street.
11. **Subdivision Docket 131/20** – Request by K&T Institute, LLC and MBR Real Estate Holdings, LLC to re-subdivide Lots B and 4 into proposed Lots B-A and 4-A, on Square 290, in the Second Municipal District, bounded by Barracks Street, North Tonti Street, Esplanade Avenue, and North Miro Street. The municipal addresses are 2206 Esplanade Avenue and 2315 Barracks Street. (SS)
12. **Subdivision Docket 132/20** – Request by Pete Panepinto to re-subdivide Lots 1, 2, and S into Lots S-1 and S-2, on Square 204, in the Second Municipal District, bounded by Bayou Road, North Claiborne Avenue, Governor Nicholls Street, and North Derbigny Street. The municipal addresses are 1704 Bayou Road and 1105-1137 North Claiborne Avenue. (RJ)
13. **Design Review 112/20** – Request by Williams Architects for amendments to an approved development plan in accordance with **Article 4, Section 4.5.F.2** *Changes Approved by the City Planning Commission* of the Comprehensive Zoning Ordinance. The changes would modify the plans approved in conjunction with Ordinance No. 24,575 MCS (Zoning Docket 030/11) which authorized an automobile rental facility as a conditional use under the

previous Comprehensive Zoning Ordinance. The property is located on Square 225, Lot 15-A, in the First Municipal District, bounded by Baronne Street, Calliope Street, Dryades Street, and Howard Avenue. The municipal addresses are 1019-1025 Baronne Street. (LM)

14. Ratification of certified subdivisions

15. Consideration of a change to the administration of the Subdivision Regulations pursuant to Section 1.10.2 of the Subdivision Regulations. The change would authorize the City Planning Commission staff to administratively approve the following types of subdivisions, rather than requiring consideration by the Commission:

- a. Subdivisions resulting in a “reversal of lot frontage” in cases where the change is acceptable under Section 5.1.8.
- b. Subdivisions resulting in “double frontage lots” in cases where the double frontage condition is acceptable under Section 5.5.5